

## U.S. GENERAL SERVICES ADMINISTRATIONS, REGION 11 CM SERVICES FOR NCR ESPC PROJECT

Ronald Regan Building & New Executive Office Building, Washington, DC



RFP# 47PM0422Q000038 | August 3, 2022

Proposal# 22.258

**PROCON CONSULTING LLC**  
1005 N. Glebe Road, Suite 325  
Arlington, VA 22201  
703.527.7059

### POINT OF CONTACT

Mark Ilich  
703.869.3933  
(b) (6)@proconconsulting.com

**PRICING VOLUME**

This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. However, if a contract is awarded to this offeror as a result of—or in connection with—the submission of these data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in these data if they are obtained from another source without restriction. The data subject to this restriction are contained in all pages/sheets herein.

August 3, 2022

Robert Jackson, Contracting Officer  
Office of Acquisition  
GSA, PBS, R11  
Construction Service Center 4, WPH1AD  
1800 F St. N.W.  
Washington DC 20405-0001

VIA: Robert.n.jackson@gsa.gov and cindy.dwier@gsa.gov

RE: Solicitation RFQ CM Services RRB & New Executive Office for ESPC Project

Dear Mr. Jackson:

Thank you for the opportunity to submit for the above-reference project. In order to provide the expertise needed to successfully execute this ESPC scope of work, we have engaged The Impact Group (TIG). As you will see in the project descriptions provided in this proposal, they have direct hands-on, recent, ESPC project experience with the ATF, EPA, and VA.

TIG is a Minority Owned, 8(a) Certified Small Business, providing services in construction project management, construction QC, energy management, engineering, BAS, commissioning, and IT services. They combine innovative approaches, cutting-edge technologies, and proven best practices to ensure success. Their commitment to excellence ensures successful project delivery that is on-time and on-budget. Their engineers are certified Project Management Professionals, US Army Corp of Engineers Certified Construction Quality Managers, Certified Building Commissioning Professionals, Certified Energy Managers, Certified Energy Auditors, Certified Measurement and Verification Professionals, and Federal Energy Management Program Project Facilitators who specialize in providing comprehensive CM, energy management, and engineering services as the Federal Owner's Representative. TIG has provided these services for the GSA, Architect of the Capitol, US Customs and Border Patrol, DC Department of Public Works, DC Department of Energy and Environment, and DC DGS.

We believe this engagement will provide the best solution for Region 11 to successfully complete this important project. If you have any questions or concerns, please contact me. We look forward to continuing to build our strong relationship with Region 11, and exceeding your expectations.

Sincerely,

**Procon Consulting LLC**

(b) (6)

Mark Ilich, Executive Vice President  
1005 N. Glebe Road, Suite 325  
Arlington, VA 22201  
(b) (6)@proconconsulting.com  
703.869.3933 phone | 703.852.2733 fax

PROCON CONSULTING LLC

HEADQUARTERS

1005 N. Glebe Road, Suite 325  
Arlington, VA 22201  
703.527.7059 main | 703.852.2733 fax

POINT OF CONTACT

Mark Ilich, Executive Vice President  
703.869.3933 mobile  
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UEI

JR1YQYY6FDN1

CAGE CODE

3LNQ6

FEDERAL/ TAX ID NUMBER / EIN

54-1981434

GSA BPA CONTRACTS

Zone 4: 47PD0319A00026

GSA PSS SCHEDULE

GS00F247CA

CFMS SCHEDULE

47QSMA18D08PB

OASIS CONTRACT

47QRAD20D1096

SMALL BUSINESS STATUS

Small Disadvantaged Minority Owned

FACILITY CLEARANCE

Top Secret

SUBCONTRACTOR

The Impact Group  
www.impactgroupllc.net  
202.854.8045

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<b>REQUEST FOR QUOTATION (THIS IS NOT AN ORDER)</b>		THIS RFQ <input type="checkbox"/> IS <input checked="" type="checkbox"/> IS NOT A SMALL BUSINESS SET-ASIDE		PAGE 1 OF 5	
1. REQUEST NO. 47PM0422Q0038	2. DATE ISSUED 7/14/2022	3. REQUISITION/PURCHASE REQUEST NO. EQWP1AA-22-0037	4. CERT. FOR NAT. DEF. UNDER BDSA REG. 2 AND/OR DMS REG. 1	RATING	
5a. ISSUED BY GSA, PBS R11 Office of Acquisition Construction Services Center 4 (CSD Ctr 4) 1800 F St. NW, 4th Flo			6. DELIVER BY (Date)		
5b. FOR INFORMATION CALL (NO COLLECT CALLS)			7. DELIVERY <input type="checkbox"/> FOB DESTINATION <input type="checkbox"/> OTHER (See Schedule)		
NAME Cindy Dwier		TELEPHONE NUMBER AREA CODE NUMBER (202) 412-0784		9. DESTINATION	
8. TO:			a. NAME OF CONSIGNEE Ronald Reagan Bldg. Old Exec Office		
a. NAME		b. COMPANY To All Prospective Bidders		b. STREET ADDRESS 1300 Penn Ave. & 725 17th St. N.W.	
c. STREET ADDRESS			c. CITY Washington		
d. CITY	e. STATE	f. ZIP CODE	d. STATE DC	e. ZIP CODE	
10. PLEASE FURNISH QUOTATIONS TO THE ISSUING OFFICE IN BLOCK 5a ON OR BEFORE CLOSE OF BUSINESS (Date) 8/3/2022 by 4:00 p.m.			IMPORTANT: This is a request for information and quotations furnished are not offers. If you are unable to quote, please so indicate on this form and return it to the address in Block 5a. This request does not commit the Government to pay any costs incurred in the preparation of the submission of this quotation or to contract for supplies or service. Supplies are of domestic origin unless otherwise indicated by quoter. Any representations and/or certifications attached to this Request for Quotation must be completed by the quoter.		
11. SCHEDULE (Include applicable Federal, State and local taxes)					
ITEM NO. (a)	SUPPLIES/ SERVICES (b)	QUANTITY (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)
	Please see attached  See below for additional information				
12. DISCOUNT FOR PROMPT PAYMENT		a. 10 CALENDAR DAYS (%)	b. 20 CALENDAR DAYS (%)	c. 30 CALENDAR DAYS (%)	d. CALENDAR DAYS NUMBER PERCENTAGE
NOTE: Additional provisions and representations <input type="checkbox"/> are <input type="checkbox"/> are not attached.					
13. NAME AND ADDRESS OF QUOTER			14. SIGNATURE OF PERSON AUTHORIZED TO SIGN QUOTATION		15. DATE OF QUOTATION
a. NAME OF QUOTER Procon Consulting LLC			(b) (6)		08/03/2022
b. STREET ADDRESS 1005 N. Glebe Road, Suite 325			16. SIGNER		
c. COUNTY Arlington			a. NAME (Type or print) Mark Ilich		b. TELEPHONE AREA CODE 703
d. CITY Arlington	e. STATE VA	f. ZIP CODE 22201	c. TITLE (Type or print) Executive Vice President		NUMBER 869.3933
AUTHORIZED FOR LOCAL REPRODUCTION Previous edition not usable			STANDARD FORM 18 (REV. 6-95) Prescribed by GSA-FAR (48 CFR) 53.215-1(a)		

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ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	
0001	Base Year: Project Executive. Professional Engineering and Construction Management Services Support for NDER 4 ESPC Project. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
0002	Base Year: Project Managers/Inspectors. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
0003	Base Year: Commissioning Engineer. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
GENERAL SERVICES ADMINISTRATION						

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ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	
0004	Base Year: Clerical/other.  Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out.  Deliverable  PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023  Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
0005	Base Year: Miscellouse.  Office Supplies, Computers, IT, etc..  Deliverable  PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023  Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
0006	Base Year: Profit.   Deliverable  PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2022 - 08/31/2023  Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
1001	Option Year 1: Project Executive.  Professional Engineering and Construction Management Services Support for NDER 4 ESPC Project. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out.  Deliverable  PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price	(b) (4)				
GENERAL SERVICES ADMINISTRATION						

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ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	
	PoP: 09/01/2023 - 04/30/2024 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002					
1002	Option Year 1: Project Managers/Inspectors Professional Engineering and Construction Management Services Support for NDER 4 ESPC Project. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2023 - 04/30/2024 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
1003	Option Year 1: Commissioning Engineer. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2023 - 04/30/2024 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002	(b) (4)				
1004	Option Year 1: Clerical/other. Construction Manager (CM) services to provide oversight for the Reagan building, New Executive Office, and WH Campus. CM services being requested are for Construction Inspection for quality assurance, witnessing of measurement and verification (M & V) of Energy Conserving Measures (ECMs), commissioning oversight, and project close-out. Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price	(b) (4)				
GENERAL SERVICES ADMINISTRATION						

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1006	Option Year 1: Profit.	(b) (4)				
	Deliverable PSC: R425 -- SUPPORT- PROFESSIONAL: ENGINEERING/TECHNICAL Contract Type: Firm Fixed Price PoP: 09/01/2023 - 04/30/2024 Place of Performance: FEDERAL TRIANGLE B 1300 PENN AVE NW WASHINGTON D C DC 20002 WASHINGTON D C, DC 20002					

GENERAL SERVICES ADMINISTRATION



Construction Manager as Advisor Services Bid Sheet				
	CMA Services - Z4 R11 RRB ESPC (NDER4) Project	Building Information		
		Ronald Reagan Building & New Executive OB		
		City	State	
		Washington	DC	
CLIN	Position	Hours	Rate (Discounted)	Total
BASE (9/1/2022 - 8/31/2023)				
0001	Project Executive	(b) (4)		
0002	Project Manager / Inspector			
0003	Commissioning Manager			
0004	Asst. PM / Clerical (Administration)			
0005	Other Direct Costs (1 LS)			
0006	Profit **LPTA DISCOUNTED**(1 LS)			
Subtotal - BASE			\$ 254,200.00	
OPTION YEAR 1 (9/1/2023 - 8/31/2024)				
0001	Project Executive	(b) (4)		
0002	Project Manager / Inspector			
0003	Commissioning Manager			
0004	Asst. PM / Clerical (Administration)			
0005	Other Direct Costs (1 LS)			
0006	Profit **LPTA DISCOUNTED**(1 LS)			
Subtotal - OPTION YEAR 1				
TOTAL (BASE + OY1)			\$ 515,917.00	

**procon|consulting**